

**Beaver County  
Planning & Zoning Commission  
August 21, 2018  
7:00p.m.**

**Minutes**

Attendance: Walter Schofield, Drew Coombs, Kolby Blackner, Don Noyes, Karianne Jarvis, Jared Gillins representing the Zoning Department, and Kyle Blackner as Zoning Administrator. Darrel Davis was not in attendance.

Visitors: Keven Whicker

Prior to the meeting, Zoning Administrator, Kyle Blackner, introduced our newest board member, Karianne Jarvis, to the other board members as they arrived. As our Chairman was absent, Walter Schofield made a motion to nominate Drew Coombs as Vice Chairman. Kolby Blackner seconded the motion. Don Noyes, Karianne Jarvis and Drew Coombs voted for, thus the motion passed unanimously. Vice Chairman, Drew Coombs then took charge of the meeting.

Called to order at 7:08pm

**MINUTES:**

Minutes from the June 19, 2018 meeting were reviewed. Kolby Blackner made a motion to approve the minutes. Don Noyes seconded the motion. Karianne Jarvis and Walter Schofield voted for, thus the motion passed unanimously.

**WORK MEETING:**

Resource Specialist, Keven Whicker, came before the board to discuss the need for a Beaver County Roadless Rule to be added to the Resource Management Plan. The local objectives would be the same as those on the state level, but designed to meet our specific needs, as 43% of our forest is currently designated as roadless area, where management efforts are lacking. With input from Forest Service Representatives, Timber Harvesters, Grazers, etc., Mr. Wicker will create maps to represent the four management categories; Wildland and Primitive Areas, Back Country Restoration Areas, General Forest Areas, Exclusions and boundary Adjustments. Board Members reviewed a map of the county to identify potential areas of change/concern. In the next several weeks, Mr. Whicker will get board members a draft copy of the Beaver County Roadless Rule for suggestions/changes. At the Sept. 18<sup>th</sup> Meeting, the board will hold a Public Hearing, to receive public comment and will then make a recommendation to the County Commission. Each county's data would then be assimilated to create the Utah Roadless Rule.

Next, Ordinance 10-4-4: Amending Subdivision Plat was reviewed. Although the board had previously voted to make this change, via ordinance, Mr. Blackner wanted to give the absent and new board member the opportunity to review the issue, before moving forward. Our current ordinance requires a time-consuming, multi-step process for combining two lots into one. The board then studied the current Iron County Code which allows for a lot line adjustment in a subdivision through a much simpler process. Kolby Blackner asked why the original ordinance was issued with such stringent regulations and wondered if there would be any negative repercussions from removing them.

It was Mrs. Kelsey's opinion that they were likely copied from the procedures required to add a lot to a subdivision, which could have adverse effects on the property owners, thus the need for greater regulation and joint consent. Mr. Blackner explained that many of the oldest, undeveloped subdivisions were created prior to implementation of zoning ordinances and health regulations and the need to ultimately have some of them revoked. He provided examples of how the change could benefit property owners and where it would allow them more effective use of their land. Kolby Blackner then made a motion to recommend the new lot line adjustment language for Ordinance 10-4-4 at our next public hearing. Walter Schofield seconded the motion. Don Noyes and Karianne Jarvis voted for, thus the motion passed unanimously. Kolby Blackner also suggested, that at a later time, the board look at revoking some of those undeveloped subdivisions, both for county clean up purposes and to protect potential buyers.

The board then reviewed the uses in a PUD District. There are no Permitted Uses, everything falls under Conditional Uses. Mr. Blackner stated that in order to be in compliance with current code, a CUP is required when building a cabin or dwelling in this district. He inquired of the board if we should create an in-house, Conditional Use Form, similar to the Dwelling in an Ag District and MU District to streamline the process of Dwellings in a PUD District. The other options would be to make a dwelling a Permitted Use, or require property owners to come before the board to build. Drew Coombs felt that a CUP would be of greater protection to the home owner, so they clearly understood the various types of growth that could surround them in the future, while still protecting the integrity of the PUD District. Additionally, property owners would be required to sign and record a "Notice of Agreement" with the Zoning Administrator. This agreement is attached to the parcel's history, providing notice to future potential owners. It was suggested we copy the Ag District outline, but use specific PUD District related concerns. Mr. Blackner suggested that we table this item, allowing board members time to consider all options, and then bring it back for discussion on a future agenda.

Finally, Mr. Blackner, brought a zoning issue before the board and asked for their input. In the Manderfield area, there are five parcels that are zoned A-5 on the east side and A-20 on the west side. Because this issue was created previously, we can only speculate at the initial intent. Mr. Blackner suggested we clean up the problem by changing the A-20 portion of the parcels to A-5, so they are consistent throughout. Kolby Blackner is concerned that we are continually dissecting A-20s to A-5s and was concerned about losing the integrity of the zone. Mr. Blackner then suggested we could re-zone the two, forty acre parcels to A-20 and the three, smaller parcels to A-5, as both the A-5 and A-20 will allow the property owners the same opportunities for use. Kolby Blackner felt the board had the opportunity to reverse this and suggested we rezone all of those parcels that consisted of 20 acres to A-20 and rezone the smaller ones to A-5. After further discussion to identify the size of each parcel, all board members were in agreement. Kolby Blackner then made a motion, to recommend to the County Commission, that we match the zoning to the parcel size. Walter Schofield seconded the motion. Mr. Blackner brought to the boards' attention that there were several other zoning issues that needed the same kind of clean up. He felt that it was too much to address all of them, at one time, but wanted to continue to bring them before the board for input and recommendations. At a later time, when they have all been reviewed, we will send out land-owner letters, hold a public hearing, and make a formal recommendation to the County Commission. He would also like to review the previously submitted rezonement applications and minutes from those meetings, to see if we can determine why they were changed in the first place.

Kolby Blackner made a motion to adjourn. Don Noyes seconded the motion. Walter Schofield and Karianne Jarvis voted for, thus the motion passed unanimously.

The meeting was concluded at 8:38p.m.

Minutes approved on \_\_\_\_\_.

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Darrel Davis - Chairman